

ALPINE

Alpine Community Planning Area

2000 Census Population: 16,681

Community 2020 Target: 27,369

Working Copy Population: 30,200

KEY ISSUES IDENTIFIED AT 17 COMMUNITY WORKSHOPS AND MEETINGS:

- Forest Conservation Initiative Issue – planning group advances the idea of planning for private areas affected by FCI, which is due to sunset in 2010.
- Planning group does not agree with GP2020 Population modeling/methodology and believes the area will never achieve the target numbers without additional planning for FCI areas.
- Planning group requested additional housing opportunities and commercial/industrial opportunities should be planned to support the Village.

CONCEPTS AND CRITERIA USED IN CREATION OF MAP:

Regional Categories (Structure):

- Village Core and Village densities and uses for the community are located in and around the historic country town center along Alpine Boulevard between Tavern Road and Cole Grade Road. Village areas extend to areas south of the town to reflect existing parcelization, schools, and traffic nodes (Tavern and South Grade). Growth would predominantly occur in the Village and Semi-Rural densities due to sewer availability in and adjacent to the Alpine Sanitation District.
- Semi-Rural areas reflect the existing 2- to 4-acre parcelization and existing patterns of development.
- Rural areas consist of areas with steep terrain, sensitive biological habitats, a lack of infrastructure, parcelization, and adjacent to National Forests lands outside of the County Water Authority boundary.

Land Use Distribution Criteria:

- Recognized existing patterns of development.
- Available infrastructure determined density patterns.
- Environmental constraints determined density patterns.
- Buffers established between communities.
- Preserved land on steep slopes by maintaining 10-, 20-, and 40-acre densities.

ADVISORY GROUP RECOMMENDATIONS:**Interest Group:**

Interest Group proposal increases the population by approximately 1,985 persons

- The Interest Group proposes to raise densities in areas the planning group considers to be physically constrained by either existing development patterns or natural features. Conflicts between the Interest Group recommendations and the planning group direction are in raised densities in areas to the east and north of the existing Village, and the Interest Group recommends lower densities in the Wrights Field than the planning group.

Planning Group:

- Recommend Working Copy – December 2002 map be accepted for further testing and refinement.